128.0	0002	0033.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,400 / 1,144,400
					USE VALUE:	1,144,400 / 1,144,400
					ASSESSED:	1,144,400 / 1,144,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSERKONIS ANASTASIOS/ETAL
Owner 2:	TSERKONIS RUBY D
Owner 3:	
Street 1:	12-14 SCHOOL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3146 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	650,600	14,700	479,100	1,144,400
Total Card	0.137	650,600	14,700	479,100	1,144,400
Total Parcel	0.137	650,600	14,700	479,100	1,144,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.76 | /Parcel: 363.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 83000

GIS Ref

GIS Ref

Insp Date 04/18/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0033.0

!10020!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	650,800	14700	5,962.	479,100	1,144,600	1,144,600	Year End Roll	12/18/2019
2019	104	FV	469,700	15100	5,962.	449,100	933,900	933,900	Year End Roll	1/3/2019
2018	104	FV	469,700	15100	5,962.	371,300	856,100	856,100	Year End Roll	12/20/2017
2017	104	FV	441,000	15100	5,962.	341,400	797,500	797,500	Year End Roll	1/3/2017
2016	104	FV	441,000	15100	5,962.	311,400	767,500	767,500	Year End	1/4/2016
2015	104	FV	393,900	15400	5,962.	305,400	714,700	714,700	Year End Roll	12/11/2014
2014	104	FV	393,900	15400	5,962.	283,900	693,200	693,200	Year End Roll	12/16/2013
2013	104	FV	409,500	15400	5,962.	270,100	695,000	695,000		12/13/2012

PRINT

Date	Time
12/11/20	00:23:21

LAST REV

Date	Time
05/03/18	15:29:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALUKIEWICZ ROB	26720-48		10/2/1996		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	83000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2001	247	Wood Dec	1,000	O		G4	GR FY04	5X8 2ND STORY WDK
5/20/1998	492		15,000					ADD 2 22 FT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98375714
Const Adj.:	0.98990101
Adj $ / SQ:	165.550
Other Features:	140052
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729423
Depreciation:	78778
Depreciated Total:	650646

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	5	2	1
Totals			
2	11	5	

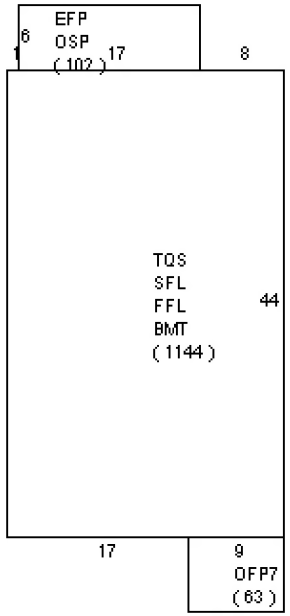
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.55
Special Features:	0	Val/Su Net:	142.77
Final Total:	650600	Val/Su SzAd	206.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	49.660	56,817
FFL	First Floor	1,144	165.550	189,389
SFL	Second Floor	1,144	165.550	189,389
TQS	3/4 Story	858	165.550	142,042
EFP	Enclos Porch	102	53.370	5,444
OSP	Screen Porch	102	35.580	3,629
OFP	Open Porch	63	42.260	2,662
	Net Sketched Area:	4,557	Total:	589,372

Size Ad	3146	Gross Are	4843	FinArea	3146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0033.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1980	4.85	T	31.2	104			500			500
4	Garage W/Lof	D	Y	1	24X24	G	GD	2007	26.59	T	7.2	104			14,200			14,200

More:	N	Total Yard Items:	14,700	Total Special Featues:		Total:	14,700